

157.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

744,700 / 744,700

USE VALUE:

744,700 / 744,700

ASSESSED:

744,700 / 744,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 216 |        | RENFREW ST, ARLINGTON |

**OWNERSHIP**

| Owner 1: | HALLORAN JANET M | Unit #: |  |
|----------|------------------|---------|--|
| Owner 2: |                  |         |  |
| Owner 3: |                  |         |  |

Street 1: 216 RENFREW STREET

Street 2:

Twn/City: ARLINGTON

|               |        |       |            |
|---------------|--------|-------|------------|
| St/Prov: MA   | Cntry: |       | Own Occ: Y |
| Postal: 02476 |        | Type: |            |

**PREVIOUS OWNER**

|          |                            |
|----------|----------------------------|
| Owner 1: | HALLORAN JANET M/TRUSTEE - |
| Owner 2: | JANET M HALLORAN TRUST -   |

Street 1: 216 RENFREW STREET

Twn/City: ARLINGTON

|               |        |       |  |
|---------------|--------|-------|--|
| St/Prov: MA   | Cntry: |       |  |
| Postal: 02476 |        | Type: |  |

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Clapboard Exterior and 2293 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 8    | Ledge       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | %  | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6000        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.95 | 7     |             |           | Topo   | -5 |        |   |        |   | 399,000         |           |   |           |        |      | 399,000   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Legal Description |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  | 104666    |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  | 05/24/18  |

**PREVIOUS ASSESSMENT**

| Parcel ID |     |     |            |           |           |            |             |               |
|-----------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|
| Tax Yr    | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020      | 101 | FV  | 345,000    | 700       | 6,000.    | 399,000    | 744,700     | 744,700       |
| 2019      | 101 | FV  | 271,700    | 800       | 6,000.    | 399,000    | 671,500     | 671,500       |
| 2018      | 101 | FV  | 278,100    | 800       | 6,000.    | 336,300    | 615,200     | 615,200       |
| 2017      | 101 | FV  | 278,100    | 800       | 6,000.    | 307,800    | 586,700     | 586,700       |
| 2016      | 101 | FV  | 278,100    | 800       | 6,000.    | 262,200    | 541,100     | 541,100       |
| 2015      | 101 | FV  | 261,400    | 800       | 6,000.    | 228,000    | 490,200     | 490,200       |
| 2014      | 101 | FV  | 261,400    | 800       | 6,000.    | 210,900    | 473,100     | 473,100       |
| 2013      | 101 | FV  | 261,400    | 800       | 6,000.    | 200,600    | 462,800     | 462,800       |

**SALES INFORMATION**

| TAX DISTRICT     |           |           |            |             |            |         | PAT ACCT. |       |       |  |
|------------------|-----------|-----------|------------|-------------|------------|---------|-----------|-------|-------|--|
| Grantor          | Legal Ref | Type      | Date       | Sale Code   | Sale Price | V       | Tst       | Verif | Notes |  |
| HALLORAN JANET   |           | 1         | 9/25/2019  | Convenience |            | 1       | No        | No    |       |  |
| HALLORAN JANET,  |           | 68550-103 | 12/7/2016  | Convenience |            | 1       | No        | No    |       |  |
| RIDGE MONT CONT. |           | 29501-307 | 12/10/1998 |             |            | 193,000 | No        | No    | Y     |  |

**BUILDING PERMITS**

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 9/28/2005  | 877    | Porch    | 10,000 | C   |            | G7       | GR FY07    | DEMO & REPL EFP    |
| 1/10/2005  | 18     | Dormers  | 18,000 | O   |            | G6       | GR FY06    | 34 FT SHED RR & 2  |
| 3/26/2002  | 183    | Alterati | 16,000 | C   |            |          |            | NEW STONE WALL AT  |
| 2/18/1999  | 86     | Add Bath | 10,000 |     |            |          |            | ADD BATH/REM BSMT  |
| 10/22/1998 | 734    | Redo Kit | 18,500 |     |            | G6       | GR FY06    | REMODEL KITCHEN/RE |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 5/24/2018  | MEAS&NOTICE  | BS  | Barbara S   |
| 11/14/2008 | Meas/Inspect | 345 | PATRIOT     |
| 11/12/2008 | Measured     | 336 | PATRIOT     |
| 11/7/2005  | Fieldrev-Chg | BR  | B Rossignol |
| 12/2/1999  | Meas/Inspect | 268 | PATRIOT     |
| 6/28/1999  |              | PM  | Peter M     |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

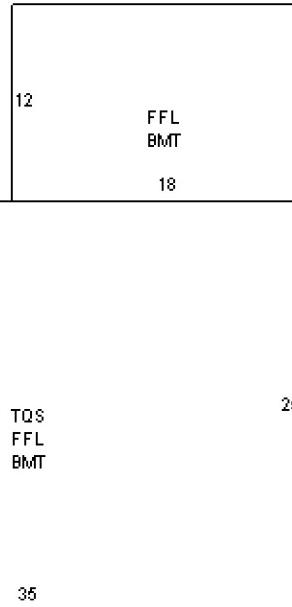
|               |                     |
|---------------|---------------------|
| Type:         | 5 - Cape            |
| Sty Ht:       | 1T - 1 & 3/4 Sty    |
| (Liv) Units:  | 1 Total: 1          |
| Foundation:   | 1 - Concrete        |
| Frame:        | 1 - Wood            |
| Prime Wall:   | 2 - Clapboard       |
| Sec Wall:     | 1 - Wood Shingl 50% |
| Roof Struct:  | 1 - Gable           |
| Roof Cover:   | 1 - Asphalt Shgl    |
| Color:        | AQUA                |
| View / Desir: |                     |

**BATH FEATURES**

|            |   |         |           |
|------------|---|---------|-----------|
| Full Bath: | 1 | Rating: | Good      |
| A Bath:    | 1 | Rating: | Very Good |
| 3/4 Bath:  |   | Rating: |           |
| A 3QBth:   |   | Rating: |           |
| 1/2 Bath:  | 1 | Rating: | Good      |
| A HBth:    |   | Rating: |           |
| OthrFix:   | 1 | Rating: | Good      |

**COMMENTS**

OF=SHOWER IN TQS BTH..

**SKETCH****GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1940        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Alt %:        |             |
| Jurisdct:     | G6          |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

**INTERIOR INFORMATION**

|                |                    |
|----------------|--------------------|
| Avg Ht/FL:     | STD                |
| Prim Int Wall: | 1 - Drywall        |
| Sec Int Wall:  |                    |
| Partition:     | T - Typical        |
| Prim Floors:   | 3 - Hardwood       |
| Sec Floors:    |                    |
| Bsmnt Flr:     | 4 - Carpet         |
| Subfloor:      |                    |
| Bsmnt Gar:     | 1                  |
| Electric:      | 3 - Typical        |
| Insulation:    | 2 - Typical        |
| Int vs Ext:    | S                  |
| Heat Fuel:     | 2 - Gas            |
| Heat Type:     | 3 - Forced H/W     |
| # Heat Sys:    | 1                  |
| % Heated:      | 100 % AC: 100      |
| Solar HW:      | NO Central Vac: NO |
| % Com Wall     | % Sprinkled:       |

**DEPRECIATION**

|             |           |        |
|-------------|-----------|--------|
| Phys Cond:  | GD - Good | 18.6 % |
| Functional: |           |        |
| Economic:   |           |        |
| Special:    |           |        |
| Override:   |           |        |

**REMODELING**

| Exterior:  | No Unit | RMS | BRS | FL |
|------------|---------|-----|-----|----|
| Interior:  | 1       | 6   | 3   | M  |
| Additions: |         |     |     |    |
| Kitchen:   | 1998    |     |     |    |
| Baths:     |         |     |     |    |
| Plumbing:  |         |     |     |    |
| Electric:  |         |     |     |    |
| Heating:   |         |     |     |    |
| General:   |         |     |     |    |
| Totals     | 1       | 6   | 3   |    |

**RES BREAKDOWN**

| Rate              | Parcel ID | Typ          | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        | AvRate:   | Ind.Val      |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| Juris. Factor:    | 1.00      | Before Depr: | 132.66 |            |
| Special Features: | 0         | Val/Su Net:  | 121.56 |            |
| Final Total:      | 345000    | Val/Su SzAd: | 197.45 |            |

**MOBILE HOME**

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 19   | Patio       | D | Y   | 1   | 14X16    | A    | AV  | 2000 | 3.92       | T   | 15.2 | 101 |      |       | 700        |      |       | 700          |

**PARCEL ID** 157.0-0004-0013.0**SKETCH****IMAGE****AssessPro Patriot Properties, Inc**